

ITEM: 6.4	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A097/23 1 CENTURY PLACE, CONCORD
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Weston Consulting	N/A	06/09/2023	Planning Rationale Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A247/16	07/07/2016	COA; APPROVED
B019/06 & B020/06, A099/06	04/06/2006	COA; APPROVED
B039/19	02/27/2020	COA; APPROVED

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A097/23
1 CENTURY PL, CONCORD**

ITEM NUMBER:6.4	CITY WARD #: 3
APPLICANT:	Moose Ventures, L.P.
AGENT:	Weston Consulting
PROPERTY:	1 Century Pl, Concord
ZONING DESIGNATION:	See Below
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "General Employment" and "Prestige Employment"
RELATED DEVELOPMENT APPLICATIONS:	DA. 22.019
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit the construction of a proposed new industrial building to accommodate an expansion of the existing data centre/processing use and accessory office use onsite. Relief is also required to facilitate related Site Plan Application DA. 22.019.

The following variances have been requested from the City's Zoning By-law:

The subject lands are zoned EM1 & PB1 – Prestige Employment Zone and Parkway Belt Public Use Zone and subject to the provisions of Exception 14.422 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The use of a "Data Center" is not permitted. [Table 11-2]	To permit the expansion of the legal-non-conforming Data Center.
2	A maximum lot coverage of 25% is permitted. [14.422]	To permit a maximum lot coverage of 27%.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 31, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

INTRODUCTION

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	August 17, 2023	
Date Applicant Confirmed Posting of Sign:	August 11, 2023	
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	A data centre use is permitted on the subject property by virtue of the approved Minor Variance A247-16 and the previously approved Minor Site Plan Amendment application (DA.16.104). Despite the previous approvals and existing permissions for a data centre use, it has been determined that a variance would be required to facilitate an expanded data centre use on the subject property. A variance is also required from the Zoning By-law 1-88 to increase the maximum permitted lot coverage. The proposed gross floor area will enhance the existing use and operation on the subject property while also maintaining appropriate landscaping, buffer and parking areas. Zoning By-law 001-2021 permits a maximum lot coverage of 60% on the subject property, which intends to optimize the employment use on the subject property. A variance is also required from both Zoning By-laws 1-88 and 001-2021 to reduce the minimum required loading spaces to service the needs and operation of a data centre use on the subject property without providing unnecessary oversupply.	
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None	
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No	
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.		
Committee of Adjustment Comments:	None	
Committee of Adjustment Recommended Conditions of Approval:	None	

BUILDING STANDARDS (ZONING) COMMENTS

****See Schedule B for Building Standards (Zoning) Comments**

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#) [Link to Pool Permit](#) [Link to Curb Curt Permit](#) [Link Culvert Installation](#)

The Development Engineering (DE) Department does not object to the variance application A097/23.

Development Engineering Recommended Conditions of Approval:	None
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comments.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No comments received to date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended: None

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION – PLEASE READ

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

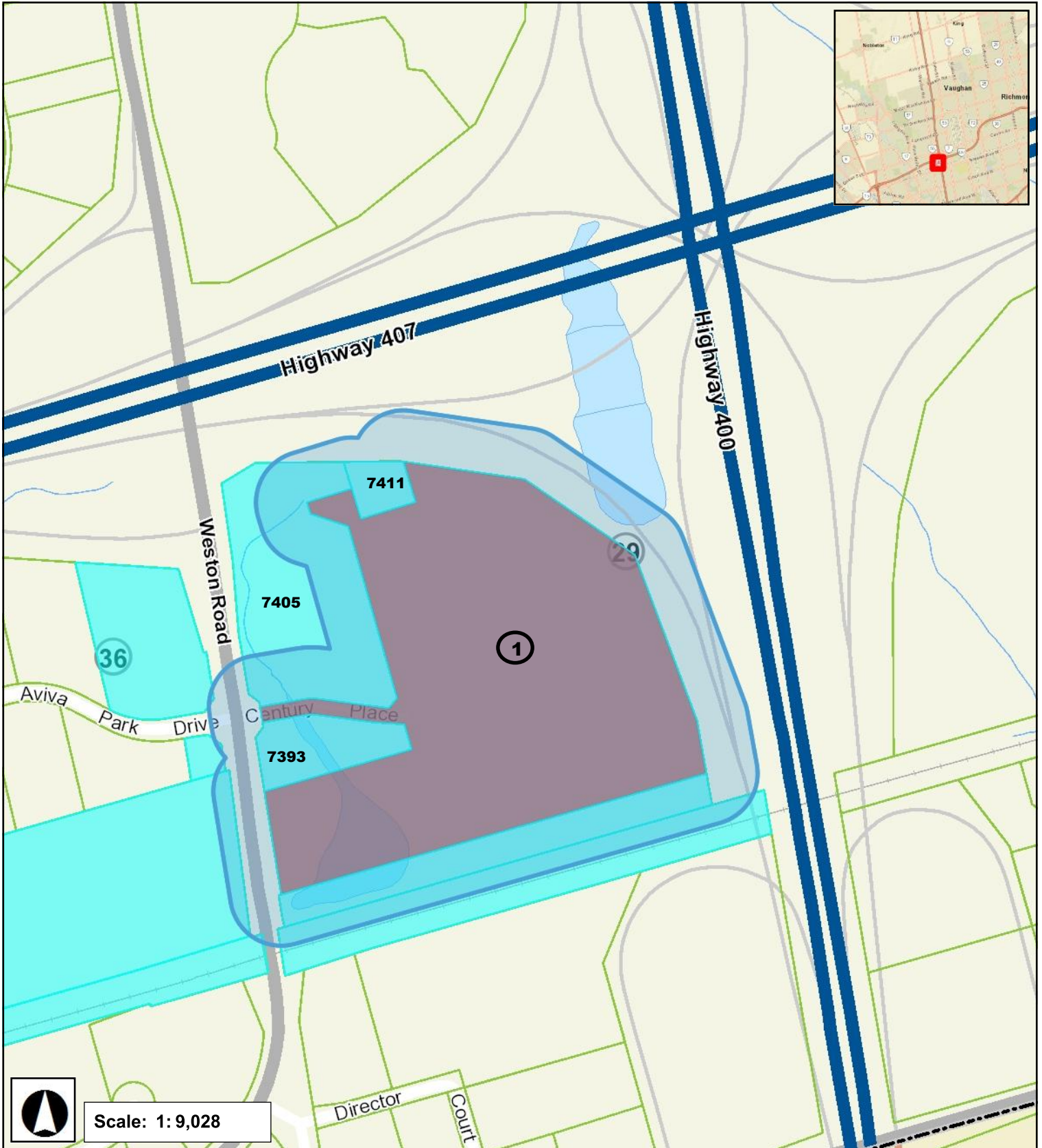
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

1 CENTURY PLACE, CONCORD



SCHEDULE B: STAFF & AGENCY COMMENTS

DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Ministry of Transportation (MTO) *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Propane Operator *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>			Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		General Comments

To: Committee of Adjustment
From: Faegheh Gholami, Building Standards Department
Date: July 19, 2023
Applicant: Weston Consulting
Location: 1 Century Place
 CONC 5 Part of Lot 3
 CONC 5 Part of Lot 2
File No.(s): A097/23

Zoning Classification:

The subject lands are zoned EM1 & PB1 – Prestige Employment Zone and Parkway Belt Public Use Zone and subject to the provisions of Exception 14.422 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	The use of a “Data Center” is not permitted. [Table 11-2]	To permit the expansion of the legal-non-conforming Data Center.
2	A maximum lot coverage of 25% is permitted. [14.422]	To permit a maximum lot coverage of 27%.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file

Building Permit(s) Issued:

Building Permit No. 16-004600 for Single Use (Industrial) - Addition, Issue Date: Sep 25, 2017
 Building Permit No. 20-000823 for Single Use (Industrial) - Non-Residential Demolition, Issue Date: Jun 29, 2020
 Building Permit No. 16-004600 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Apr 23, 2018
 Building Permit No. 16-004600 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Apr 18, 2017
 Building Permit No. 16-004600 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Apr 23, 2018
 Building Permit No. 22-126981 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Dec 15, 2022
 Building Permit No. 22-125459 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Nov 21, 2022
 Building Permit No. 22-102808 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: Apr 21, 2022
 Building Permit No. 22-125459 for Single Use (Industrial) - Interior Unit Alteration, Issue Date: May 01, 2023
 Building Permit No. 22-134640 for Multi-Use (Comm. Speculative) - Fire Protection Systems, Issue Date: (Not Yet Issued)
 Building Permit No. 21-102760 for Single Use (Commercial) - Alteration, Issue Date: Oct 27, 2021
 Building Permit No. 21-102760 for Single Use (Commercial) - Alteration, Issue Date: Feb 03, 2022
 Building Permit No. 21-102760 for Single Use (Commercial) - Alteration, Issue Date: Apr 25, 2023

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Nancy Tuckett, Director of Development Planning

Date: August 24, 2023

Name of Owner: Moose Ventures L.P. (Jim Zografos)

Location: 1 Century Place

File No.(s): A097/23

Proposed Variance/Permission(s) (By-law 001-2021):

1. To permit the expansion of the legal-non-conforming Data Center.
2. To permit a maximum lot coverage of 27%.

By-Law Requirement(s) (By-law 001-2021):

1. The use of a "Data Center" is not permitted.
2. A maximum lot coverage of 25% is permitted.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment" and "Prestige Employment"

Comments:

The Owner is requesting permission to construct a 2-storey addition to an existing legal non-conforming data centre use. The addition will be comprised of both industrial space and accessory office space. The Owner is also requesting relief from the lot coverage requirement in order to facilitate the construction of the addition. The Owner submitted Site Development Application File DA.22.019 to facilitate the proposed development.

The Subject Property was formerly the Toronto Star's printing and distribution facility. Minor Variance Application A247/16, approved on July 7, 2016, permitted the existing building to be repurposed as a Data Center by adding Data Center as a permitted use. The sketch of the existing building footprint was attached to the Committee of Adjustment's decision. The proposed 2-storey addition represents a significant change to the approved sketch; therefore, a new application is required to expand the use to the proposed addition.

The Development Planning Department has no objection to Permission 1 to permit the expansion of the existing Data Center use. The use of the site will not change and the addition will allow for the expansion of the business. The addition is proposed in a paved and landscaped space between the existing building and private service road. The space was used as a semi-trailer storage area during the Toronto Star's tenure. While generators, which are not impacted by the proposed addition, now occupy a portion of that space, the balance of the space is underutilized given the current use. The existing employment uses along Century Place and Aviva Park Drive are like uses that similarly provide large scale employment while utilizing accessory offices as part of daily operations. As such, the proposed use does not cause adverse impacts to the function of the Subject Lands and is compatible with the surrounding area.

Accordingly, the Development Planning Department can support the requested permission to expand the use as it is of the opinion that the expansion does not create adverse land use conflicts in the area nor does it substantially change how the legal non-conforming use is to operate.

The Development Planning Department has no objection to Variance 2 for the increased lot coverage. The existing building and proposed addition have lot coverages of 23.5% and 3.48% respectively. The 2% increase to the permitted lot coverage is minor in nature, appropriate for the size of the lot and will not pose a significant impact to the surrounding area. The proposed lot coverage has also been reviewed through the Site Development Application process and is considered appropriate for the development.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None

Comments Prepared by:

Joshua Cipolletta, Planner
David Harding, Senior Planner

Date: July 20th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A097-23**

Related Files:

Applicant Weston Consulting

Location 1 Century Place



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

From: [Proximity](#)
To: [Christine Vigneault](#)
Subject: [External] FW: A097/23 (1 Century Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Monday, July 24, 2023 9:34:34 PM
Attachments: [image001.png](#)
[APP_INFO_A097_23.xls](#)
[CIRC_A097_23.pdf](#)

Hello Christine,

Thank you for circulating CN the proposed project mentioned in subject. CN Rail does not have any comments concerning this application.

Best regards

Ashkan Matlabi, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
T : 1-438-459-9190
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: [development.coordinator](#)
To: [Christine Vigneault](#)
Subject: [External] RE: A097/23 (1 Century Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 27, 2023 9:53:40 AM
Attachments: [image001.png](#)

Good morning,

Thank you for circulating Metrolinx. Please note the subject site is beyond 300m from any Metrolinx owned rail-corridor or facility. As such, Metrolinx has no comments. Please remove Metrolinx from future circulations of this site.

Thank you,

Farah Faroque (she/her)

Project Analyst, Third Party Projects Review
10 Bay Street | Toronto | Ontario | M5J 2N8
T: 437.900.2291



From: [Blaney, Cameron \(MTO\)](#)
To: [Christine Vigneault](#)
Cc: [Mulrenin, Colin \(MTO\)](#)
Subject: [External] RE: A097/23 (1 Century Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 20, 2023 12:02:31 PM
Attachments: [image001.png](#)

Hello Christine,

MTO has no concerns with the minor variance, but please know the site is within MTO permit control area and work on site requires MTO review and approvals.

Cameron Blaney (He/Him) | Corridor Management Planner York & Simcoe

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 416-358-7871 Email: cameron.blaney@ontario.ca



From: [Kristen Regier](#)
To: [Committee of Adjustment](#)
Cc: [Christine Vigneault](#); [Lenore Providence](#)
Subject: [External] RE: A097/23 (1 Century Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Thursday, July 20, 2023 11:26:20 AM
Attachments: [image001.png](#)

Hello,

The subject property at 1 Century Place, Vaughan is not located within TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

As such, TRCA has no comments on the application.

Best,

Kristen Regier, MA (she / her)

Planner I

Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority (TRCA)

T: [437-880-2129](tel:437-880-2129)

E: kristen.regier@trca.ca

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](#) | trca.ca



From: [Development Services](#)
To: [Christine Vigneault](#)
Cc: [Committee of Adjustment](#)
Subject: [External] RE: A097/23 (1 Century Place) - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date: Wednesday, August 2, 2023 6:37:32 PM
Attachments: [image001.png](#)
[image003.png](#)
[FW 1 Century Place"; City File DA.22.019 Region File SP.22.V.0158.msg](#)

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance and has no further comments. Please note regional comments submitted with the associated Site Plan (SP.22.V.0158 - DA.22.019) continue to apply (attached for reference).

Also, please provide us with the notice of decision.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence



Our Mission: **Working together to serve our thriving communities – today and tomorrow**

Please consider the environment before printing this email.

From: [Catherwood, Trevor](#)
To: [Joshua Cipolletta](#)
Subject: FW: 1 Century Place"; City File DA.22.019, Region File SP.22.V.0158

Hi Josh,

Thank you for submitting the second submission for 1 Century Place to York Region. We have reviewed the submitted material and provide the following comment:

- the owner is advised to the presence of Regional twin 600mm DI forcemains within a easement, south of the owners property. Additionally, the Region also owns a 600mm CPP watermain on the west side of Weston Road. The owner and their respective contractor shall maintain the integrity of Regional infrastructure during all phases of construction.

Please accept this email as the Regions sign off for this project.

Thank you,

Our working hours may be different. Please don't feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work life boundaries.

Trevor Catherwood, C.E.T. | Program Manager, Development Engineering, Community Planning & Development Services Division

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 905-830-4444 ext. 75753; **C:** 905-955-2637 | trevor.catherwood@york.ca | www.york.ca

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant	Weston Consulting	N/A	06/09/2023	Planning Rationale Letter

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

June 9, 2023
File 7976-1

Attn: Christine Vigneault
Secretary-Treasurer, City of Vaughan

Re: Application for Minor Variance
1 Century Place, City of Vaughan
Related City File No. DA.22.019

Weston Consulting is the authorized agent for Moose Ventures L.P., the owner of the property municipally known as 1 Century Place in the City of Vaughan (the 'subject property'). This planning rationale letter is provided in support of the enclosed Minor Variance Application, which seeks zoning relief to permit the construction of a new building to the west of the existing building on the subject property to accommodate additional data centre/processing use and accessory office use.

This Minor Variance application has been submitted in review/consultation with City staff through the application review process of the related Site Development Application (File DA.22.019). The Site Development Application for the proposed development is currently in progress, with a third submission provided to the City of Vaughan on March 22, 2023, which is currently under review. Through the Site Development Application process, comments received on the third submission from the City's Building Standards Department staff, dated April 9, 2023, confirmed that a Minor Variance application will be required to:

1. Permit an addition to the existing data centre use;
2. Permit a maximum lot coverage of 27%; and
3. Permit a minimum of 3 loading spaces

It is noted that the City of Vaughan recently undertook a comprehensive Zoning By-law update (By-law No. 0001-2021), which was approved by the Ontario Land Tribunal ("OLT") on January 18, 2023, and subject to subsequent amendments. As the new Zoning By-law has yet to include amendments approved by the OLT where written decisions have not been issued and according to City staff comments, which was received after the OLT approval, zoning relief is requested from the new Zoning By-law No. 0001-2021, as well as the previous Zoning By-law No. 1-88.

Property Description

The subject property is located along Century Place on the southwest corner of Highway 407 and Highway 400. It has an approximate area of 17.7 hectares (43.74 acres) and currently contains a two-storey data centre building with a mechanical penthouse and an accessory office area. The existing building has a total gross floor area of 76,123 m², which includes 2,838 m² of office use. Parking, loading areas, and landscaped areas occupy the remainder of the property. There is a total of 688 parking spaces on the subject property. Access to the subject property is provided from Century Place off Weston Road.

The adjacent land uses are as follows:

- North: Highway 407 exists to the north;
- East: Highway 400 exists to the east. An MTO works yard exists further east across Highway 400 within the Parkway Belt West area;
- West: A fitness club exists on the adjacent lands to the west. To the west of Weston Road, a manufacturing facility exists with accessory office uses within a large industrial subdivision; and
- South: Rails Corridor. Beyond the rail corridor to the south is an employment area.



Figure 1: Aerial Photo of Subject Property

Policy Context

Parkway Belt West Plan

The Parkway Belt West Plan, approved by the province in 1978 to reserve land for infrastructure or future activities requiring high accessibility and substantial land areas, governs the southern portions of the subject property. Amendment #106 removed most of the land from the plan area to permit the development of the existing building. The lands within the hydro corridor, south of the existing building, remain within the Parkway Belt West Plan area and are subject to its policies. This portion is designated Public Uses Area for utility and electrical power usage (i.e., Hydro transmission). The lands are to be used primarily for future public uses, including open spaces, utility, roads, transit and electrical services. Further, some additional uses are permitted subject to conditions, and uses that existed before the plan's implementation are allowed to remain. Developments are restricted on Parkway Belt West lands, however, temporary uses such as parking are permitted.

York Region Official Plan

The York Region Official Plan, 2022, designates the subject property as an 'Employment Area', intended for employment uses for clusters of business and economic activities, including manufacturing, warehousing, industrial, offices, and associated retail and ancillary facilities.

City of Vaughan Official Plan

The City of Vaughan Official Plan, 2010 designates the subject property for Employment uses. The portion of the subject property adjacent to the Highway 400 on-ramp is designated Prestige Employment, while the subject property's interior is designated General Employment. Employment Areas are considered stable areas for carrying out economic activities, allowing a full range of industrial uses such as manufacturing, warehousing, processing, and accessory office use. A portion of the subject property to the south is within the Parkway Belt West Plan area and is designated Infrastructure and Utilities. The permitted uses are limited to the permissions provided in the Parkway Belt West Plan, including electrical power facilities, open space uses, and interim uses.

City of Vaughan Zoning By-law 1-88

The City of Vaughan Zoning By-law 1-88 zones the northern portion of the subject property as Parkway Belt Industrial Zone (PBM7) and the southern portion of the subject property as Parkway Belt Linear Facilities (PB1S). The PBM7 zone permits Industrial, Office Building, and Research and Development Laboratory uses, while the PB1S Zone permits recreational and conservation uses on the subject property. A Committee of Adjustment application A247/16, approved on July 7, 2016, included data processing as a permitted Industrial Use on the subject property. Similarly, Site-Specific Exception (691) applicable to the subject property allows driveways, parking aisles, parking areas, and landscaping areas appurtenant to a permitted use in the PBM7 Zone within the portion of the subject lands zoned PB1S. The exception also has other applicable provisions that allow a minimum of 632 parking spaces, a maximum building height of 18.3 metres, and a maximum lot coverage of 25% on the subject property.

City of Vaughan Zoning By-law 0001-2021

The City of Vaughan Zoning By-law 001-2021, enacted by Vaughan Council on October 20, 2021, and subject to certain appeals, zones the subject property as Prestige Employment Zone (EM1) and Parkway Belt Public Use Areas (PB1). Zoning By-law 001-2021 permits a manufacturing or processing facility in the Prestige Employment Zone portion of the subject property. Site-Specific Exception 691 has been carried forward to Zoning By-law 001-2021 as exception number 422, allowing the above-noted zoning permissions on the subject property.

Development Proposal

A Minor Amendment to an approved Site Development Application (DA.22.019) is currently under review by the City to permit a new data centre building to the west of the existing data centre building, within the portion of lands zoned PBM7. The proposed building addition is two-storeys with a gross floor area of 12,229 m². The proposed expansion consists of 10,650 m² for the industrial portion, which contains data halls, and 1,579 m² for accessory office uses. The existing building with the proposed addition combines to a total gross floor area of 88,352 m² with a total lot coverage of 26.98%. The proposed building is rectangular in shape and aligns with the existing driveway on the west boundary of the site. The main building entrance is provided on the southwest corner of the building, close to the street intersection. A new pedestrian crossing is proposed south of the main entrance that connects to the existing pedestrian walkway and parking area to the south. A landscaping area, bicycle parking, and two additional barrier-free parking spaces are offered at the front portion of the proposed building. The proposed development contains three loading spaces facing south and an outdoor generator yard to the north of the proposed building addition. The generator yard and the loading area are screened to avoid direct visual exposures from the public realm.

The table below outlines the applicable zoning provisions and how they compare to the proposed development:

Table 1: Zoning and Site Statistics Comparison Chart

Minor Variance	Proposed	Zoning Requirements (By-law 1-88)	Compliance	Zoning Requirements (By-law 001-2021)	Compliance
Permitted Use	Data Centre	Permitted use: Industrial Uses, Office Building, & Research and Development Laboratory An addition to data centre use is not permitted	No	Permitted Use: Manufacturing & Processing Facilities	Yes
Lot Coverage (max.)	27%	25%	No	60%	Yes
Loading Spaces (min.)	3	4	No	4	No

Requested Minor Variances

Based on the review of the architectural drawings set and the zoning comments received from the City's Building Standards Department, zoning relief for a permitted use, maximum lot coverage, and a minimum number of loading spaces are required to facilitate the proposed development. It is noted that a data centre use is permitted on the subject property by virtue of the approved Minor Variance A247-16 and the previously approved Minor Site Plan Amendment application (DA.16.104). Despite the previous approvals and existing permissions for a data centre use, City staff advised in a meeting on July 14th, 2022, that a variance for the additional use would be required to facilitate an expanded data centre use on the subject property.

The following minor variances are requested from the City of Vaughan Zoning By-law 1-88, as amended:

1. To permit an addition to the existing data centre use on the subject property, *whereas the by-law does not allow additional data centre uses on the subject property;*
2. To permit a maximum lot coverage of 27%, *whereas the by-law permits a maximum lot coverage of 25% on the subject property; and*
3. To permit three loading spaces on the subject property, *whereas the by-law requires a minimum of four loading spaces for the proposed building addition.*

The following minor variances are requested from the City of Vaughan Comprehensive Zoning By-law 0001-2021:

1. To permit three loading spaces on the subject property, *whereas the by-law requires a minimum of four loading spaces for the proposed building addition.*

Planning Analysis and Justification

Section 45(1) of the *Planning Act* authorizes the Committee of Adjustment to grant minor variances from the regulations of the zoning by-law, provided that an application satisfies the "four tests": that the variances requested maintain the general intent of the Official Plan and Zoning By-law, that the requested variances are minor and that the proposed variance is desirable for the appropriate development or use of the lands.

The section below will demonstrate that the proposed development and associated requested variances satisfy each test under Section 45 (1) of the *Planning Act*.

1. Maintains the General Intent and Purpose of the Official Plan?

The City of Vaughan Official Plan designates the subject property as Prestige Employment and General Employment (Schedule 13 – Land Use Designations), which permits a full range of industrial uses such as manufacturing, warehousing, and processing as well as accessory office uses as outlined in Policy 9.2.2.10 and 9.2.2.11 of the Official Plan. The subject property is located in an area consisting of relatively low-rise industrial buildings and associated surface parking. The proposed development maintains the predominant built forms, types, and massing observed throughout the surrounding area. In terms of the proposed use, it is the existing permitted use on the subject property and the proposed development intends to expand the current data centre use to maximize the existing business operations on the subject property.

In terms of lot coverage, the proposed development maintains the character of the surrounding employment area as it continues to maintain the required setbacks and provides adequate space for other types of land utilization, such as landscaping, drive aisles and parking. The proposed building addition also maintains the policies and development criteria applicable to Employment/Industrial Buildings per Policy 9.2.3.7 of the Official Plan. The proposed addition maintains a robust visual character along the street and highway corridors by incorporating high-quality building materials, façade articulation, prominent entrance, and landscaping. Pedestrian pathways and crossings are provided at appropriate locations to provide safe and convenient pedestrian access. The loading space and generator yards are appropriately screened from the public realm. The number of loading spaces in the proposal is adequate, considering the nature of the data centre use of the proposed building addition. Therefore, the proposed development will harmoniously fit within the surrounding employment area and will be compatible with the general employment character in the City of Vaughan.

As such, it is our opinion that the requested variance maintains the general intent and purpose of the City of Vaughan Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law?

The zoning by-law implement performance standards to ensure proposed developments are compatible with the surrounding context. Considering the existing building on the subject property, the proposed new building addition is compatible with the surrounding neighbourhood context, which are further discussed in this rationale.

The City of Vaughan By-law 001-2021 zones northern portion of the subject property as Prestige Employment Zone (EM1) and southern portion as Parkway Belt Public Use Areas (PB1). As previously noted, Prestige Employment Zone permits a manufacturing or processing facility on the subject property. The City of Vaughan By-law 1-88 zones the northern portion of the subject property as Parkway Belt Industrial Zone (PBM7), which permits industrial and office uses. The southern portion is zoned as Parkway Belt Linear Facilities (PB1S), which allows recreational and conservation uses. The portion of the subject property zoned Parkway Belt is maintained as it is and no developments/alterations are proposed on this portion as part of the proposed development.

A Committee of Adjustment application A247/16 was approved on July 7, 2016, which includes data processing facilities as a permitted use on the subject property. The City approved a similar Minor Site Plan Amendment application (DA.16.104) on June 28, 2017 to permit a new one (1) storey building addition with 3,383 m² GFA located at the south end of the existing building on the subject property for a data centre use. The proposed building addition did not require relief from any performance standards and regulations, including the proposed addition to the data centre use. Therefore, a data centre use is permitted on the subject property by virtue of Minor Variance file no. A247-16 and the previously approved Minor Site Plan Amendment application (DA.16.104). Despite the previous approvals and existing permissions for a data centre use, as previously noted, City staff advised in a meeting on July 14th, 2022, that a variance for the additional use would be required to facilitate an expanded data centre use and would be supported by planning staff.

It is also noted that data processing is permitted by the Zoning By-law 1-88 as an employment use within the EM1 – Prestige Employment Area Zone. The Zoning By-law 1-88 defines employment use as “*Means the use of land, buildings or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by products, and may include other similar operations such as, but not limited to, data processing, research and development, and printing and publishing*”. Consistent with the City of Vaughan Official Plan designation of the subject property for employment use, the new Comprehensive Zoning By-law 001-2021 zones the northern portion of the subject property as Prestige Employment Zone (EM1). Therefore, a data processing centre, though not a specifically defined term within the Comprehensive Zoning By-law 001-2021, it aligns with the employment uses permitted in the City of Vaughan Official Plan, as well as the Zoning By-law 1-88 definition of employment use.

As previously noted, the proposed development maintains the required setback, parking, and landscaping requirements. The requested zoning relief to permit a maximum lot coverage of 27% on the subject property will effectively increase the lot coverage by 2% more than the 25% maximum lot coverage permitted by Zoning By-law 1-88. However, the Comprehensive Zoning By-law 001-2021 permits a maximum lot coverage of 60% in the EM1 zone. Therefore, the requested maximum lot coverage of 27% is substantially lower than the permitted maximum lot coverage by the Comprehensive Zoning By-law 001-2021, which arguably reflects the most up-to-date planning direction of the City of Vaughan.

The proposed development on the subject property provides three (3) loading spaces (1 Type A and 2 Type B), whereas a minimum of four (4) loading spaces (1 Type A and 3 Type B per Zoning By-law 001-2021) are required for the proposed building addition. It is noted that the Zoning By-law 1-88 requires two (2) loading spaces for an industrial/commercial gross floor area of 2501 sq.m to 10,000 sq.m and two (2) loading spaces for every 10,000 sq.m or portion thereof of industrial/commercial gross floor area. Similarly, the Comprehensive Zoning By-law 001-2021 requires 3 Type B loading spaces for industrial/commercial uses with a gross floor area of 5,000 sq.m to 9,999 sq.m and one (1) additional Type A loading space for a gross floor area increase from 10,000 sq.m to 19,999 sq.m. The additional loading space requirement, two (2) per the Zoning By-law 1-88 and one (1) per the Zoning By-law 001-2021, is required to accommodate an increase in gross floor area up to 10,000 sq.m. However, the proposed development has a total gross floor area of 12,229 sq.m, which is only 2,229 sq.m more when compared to the applicable 10,000 sq.m additional gross floor area. Therefore, the proposed three (3) loading spaces does not substantially deviate from the zoning by-laws requirement. Also, considering the proposed use of the building addition as a data centre and the existing operations, which differ from that of a typical industrial/warehouse use, three loading spaces will be adequate to conduct the expanded business operation as confirmed by the subject property’s owner. Further, the loading spaces are appropriately screened from the public realm with high-quality screening material matching the visual character of the existing building and proposed building addition.

As such, it is our opinion that the proposed variances maintain the general intent and purpose of both Zoning By-laws for the City of Vaughan.

3. Desirable and Appropriate Use of the Land?

The desirability and appropriateness of the minor variance application can be addressed by assessing the Official Plan policies, Zoning By-law provisions, and the compatibility of the new development within the context of the surrounding area.

The requested variances are desirable and appropriate for the subject property as they are consistent with the Employment Areas policies and the existing use of the subject property. It also meets most of the zoning requirements of Zoning By-law 001-2021 and 1-88. As mentioned, a Committee of Adjustment application A247/16 permitted data centre uses on the subject property. The proposed building addition will continue the existing data centre use with additional opportunities to enhance the current employment use on the site. The proposed new build complements the surrounding area due to its architectural form, massing, and other urban design considerations. The proposed development also maintains the existing industrial character, integrates well with the adjacent properties, and improves the overall appearance of the subject property with appropriate landscaping, buffering, and screening.

Therefore, it is our opinion that the requested variances are desirable and appropriate to facilitate the proposed development of the subject property.

4. Minor in Nature?

The requested variances are minor in nature as they will not alter the overall physical characteristics of the surrounding area and impose no significant negative impacts on abutting properties on Century Place.

The proposed use will continue the existing use on the subject property. The proposed building addition carries the architectural appearance and form of the existing building and is compatible with the overall built form observed throughout the surrounding area. The zoning relief requested to allow a maximum lot coverage of 27% against the 25% maximum lot coverage permitted by zoning by-law 1-88 is minor as the requested additional lot coverage is only 2%. Again, it should be noted that the new Comprehensive Zoning By-law 001-2021 permits a maximum lot coverage of 60% on the subject property, which is significantly greater than the proposed lot coverage. The proposed loading spaces are adequate for the proposed data centre use and are visually screened. The proposed development also maintains the setbacks, parking, and landscaping requirements and enhances the overall site character due to its location and high-quality design considerations.

As such, it is our opinion that the requested minor variances will not have any negative impact on the surrounding employment area and should be considered minor in nature.

Submission Materials

In support of the Minor Variance Application, the following materials are submitted:

	Document	Prepared By:
1	Minor Variance Application Form (Online)	Weston Consulting
2	Cover Letter/Planning Rationale	
3	Site Plan Sketch	
4	Authorizing Statements	
5	Variance Chart	
6	Setback Chart	
7	Size Chart	
8	Sworn Declaration Form	

9	Authorization Form	Owner
10	Tree Declaration Form	
11	Architectural Drawing Package	WZMH
12	Survey Plan	Donald E. Roberts Ltd.

A fee of \$3,838.00 for a Minor Variance Application to the Committee of Adjustment will be paid at the time of submission of the application to the City of Vaughan.

Conclusion

Based on our analysis, it is our opinion that the proposed minor variances have planning merit as they satisfy the four tests for a minor variance approval under Section 45 (1) of the Planning Act and represent good planning. The proposed development will not adversely impact adjacent properties and is an appropriate form and scale of development that will enhance the current business operation as a data centre on the subject property. As such, it is our opinion that the proposed minor variance application maintains the general intent and purpose of the Official Plan and Zoning By-law(s), is desirable and appropriate for the use of the land, and is minor in nature.

We trust that all required materials and information are satisfactory to facilitate City Planning Staff's review of this application. Accordingly, we request that staff review the enclosed materials and process the application at the earliest available opportunity so that it may ultimately be considered for approval by the Committee of Adjustment.

If you have any further questions or require additional materials, please contact the undersigned at extension 245 or Raj Lamichhane at extension 330.

Yours truly,
Weston Consulting
Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

c. Zenon Radewych, WZMH Architects
Dalis Villavona-Collingwood, WZMH Architects
Joshua Cipolletta, Planner I, Development Planning Department, City of Vaughan

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
A247/16	07/07/2023	COA; APPROVED
B019/06 & B020/06, A099/06	04/06/2006	COA; APPROVED
B039/19	02/27/2020	COA; APPROVED

NOTICE OF DECISION

MINOR VARIANCES

FILE NUMBER: A247/16

APPLICANT: METROLAND MEDIA GROUP

PROPERTY: Part of Lot 2, Concession 5 (Parts 2 & 3 of Registered Plan 65R29508), municipally known as 1 Century Place, Vaughan.

ZONING: The subject lands are zoned PBM7, Parkway Belt Industrial Zone, subject to Exception 9(691) under By-law 1-88 as amended.

PURPOSE: To permit the maintenance of an existing industrial facility and its re-purposing as a data processing use, as follows:

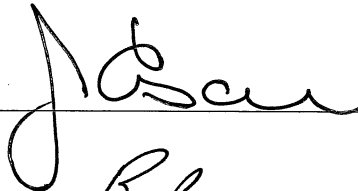
PROPOSAL: 1. To include data processing as a permitted Industrial Use.

BY-LAW REQUIREMENT: 1. Data processing is not permitted as an Industrial Use.

BACKGROUND INFORMATION: Other Planning Act Applications
The land which is the subject in this application was also the subject of another application under the Planning Act:
A238/14 - APPROVED September 11, 2014 - permit use of motor vehicle sales establishment; 53 parking spaces; 2.6m x 5.7m parking dimensions; 1.53m landscape strip abutting Century Place.
B019/14 - APPROVED March 27, 2014 - easement in favour of lands to the west for access purposes.
A062/14 - APPROVED March 27, 2014 - maintain access to subject lands from a private access road.
B047/10 - APPROVED August 5, 2010 - easement in favour of lands to the north, east, & south for access, maintenance & repair.
B019/06 & B020/06 - APPROVED April 6, 2006 - creation of a new lot.
A099/06 - APPROVED April 6, 2006 - facilitate B019/06 & B020/06 - 35% lot coverage.

Sketches are attached illustrating the request.

MOVED BY: _____



SECONDED BY: _____



THAT the Committee is of the opinion that the variances sought, can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

THAT Application No. **A247/16, METROLAND MEDIA GROUP**, be **APPROVED**, in accordance with the sketches attached

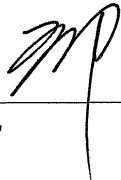
THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

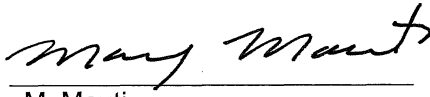
CARRIED.


CHAIR:




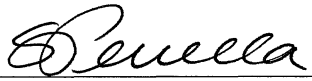
Signed by all members present who concur in this decision:


H. Zheng,
Chair


M. Mauti,
Vice Chair

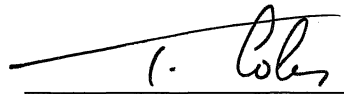

R. Buckler,
Member


J. Cesario,
Member


A. Perrella,
Member

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.



Todd Coles, BES, MCIP, RPP
Manager of Development Services
and Secretary-Treasurer to
Committee of Adjustment

Date of Hearing:	JULY 7, 2016
Last Date of Appeal:	JULY 27, 2016

APPEALS

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON THE LAST DATE OF APPEAL NOTED ABOVE.

Should you decide to appeal this decision to the Ontario Municipal Board, a copy of an appeal form is available for download in Microsoft Word and Adobe Acrobat versions from the Ontario Municipal Board website at <http://elto.gov.on.ca/omb/>. If you do not have Internet access, these forms can be picked up at the Office of the City Clerk, City of Vaughan.

Please fill out Form A1 and follow the instructions as provided by the Ontario Municipal Board and submit your appeal to the City of Vaughan, Committee of Adjustment on or before the date stated above. You must enclose the completed form with the \$708.00 processing fee, paid by **certified cheque** or **money order**, to the "TREASURER, CITY OF VAUGHAN" and the appeal fee of \$300.00 for each application appealed, paid by **certified cheque** or **money order**, made payable to the "ONTARIO MINISTER OF FINANCE".

NOTE: The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

CONDITIONS

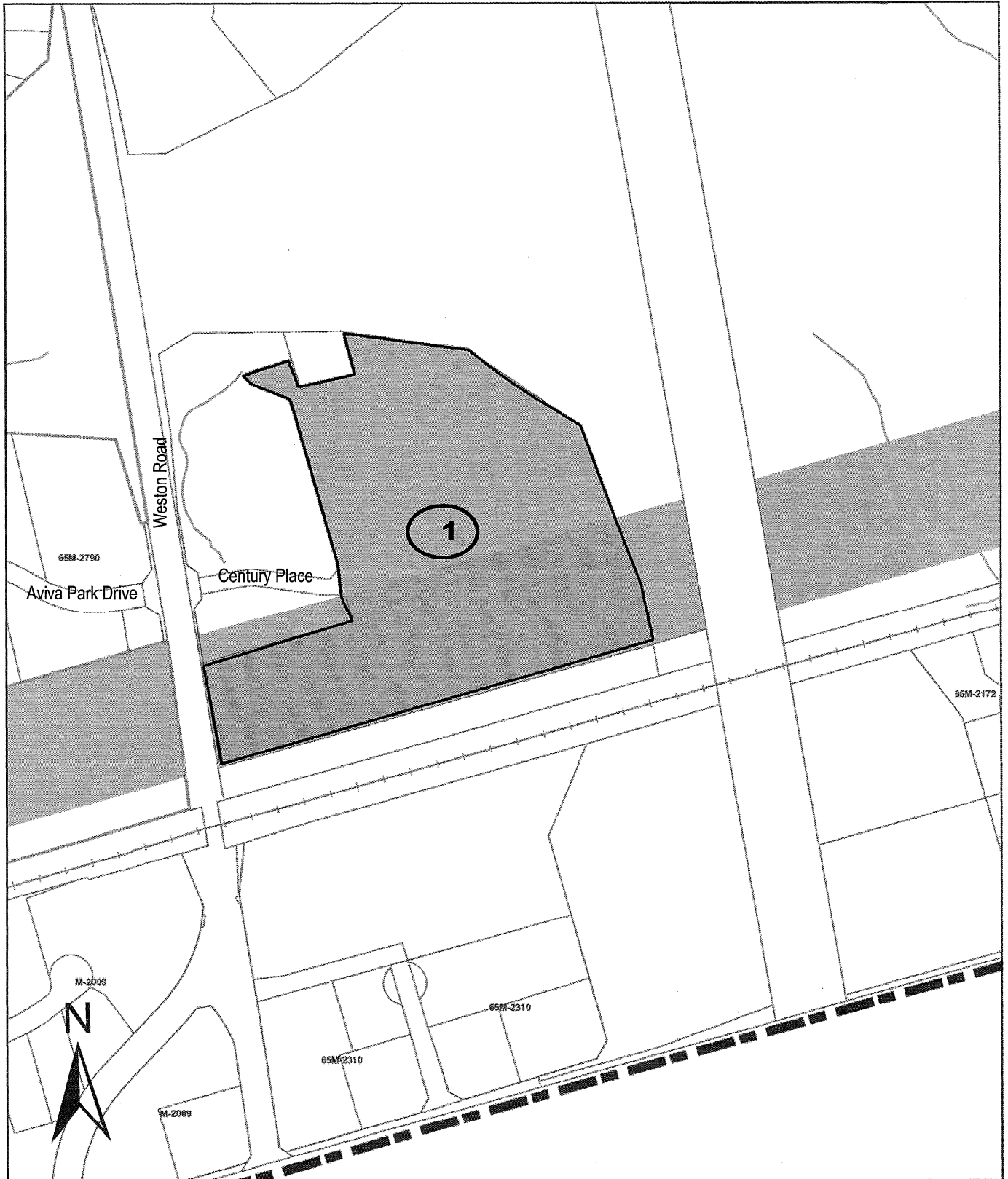
IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION, THE FINAL DATE FOR FULFILLING THEM IS:
JULY 27, 2017



Location Map - A247/16

1 CENTURY PLACE, VAUGHAN

HIGHWAY 7



STEELES AVE. W City of Vaughan



The City of Vaughan makes every effort to ensure that this map is free of errors but does not warrant that the map or its features are spatially, tabularly, or temporally accurate or fit for a particular use. This map is provided by the City of Vaughan without warranties of any kind, either expressed or implied.

COMMITTEE OF ADJUSTMENT

PLANNING ACT PROVISIONAL (CONSENTS)

NOTICE OF DECISION

Application Nos: **B019/06 & B020/06**
C.06.019 and C06.020

Applications for consent have been made by **METROLAND PRINTING PUBLISHING AND DISTRIBUTING LTD.**, One Yonge Street, 6th Floor, Toronto, Ontario, M5E 1P9.

Property: Part of Lots 2 and 3, Concession 5 (Municipally known as 1 Century Place, Woodbridge).

The subject lands are zoned PBM7, Parkway Belt Industrial and the retained lands are zoned PBM7, Parkway Belt Industrial and PB1(S), Parkway Belt Linear Facilities and are subject to the provisions of Exception 9(691) under By-Law 1-88 as amended.

PURPOSE AND EFFECT

The purpose of these applications: to request the consent of the Committee of Adjustment to convey a parcel of land marked "A" on the attached sketches, as a creation of a new lot for employment purposes, together with all required easements and right-of-ways, if required, and retain the land marked "B" on the sketches attached for employment and press center purposes.

Both subject lands are currently vacant and there is a Press centre and pump house located on part of the retained lands.

Other Planning act Applications

The land which is the subject in this application is also the subject of an application under the Planning act for:

Minor Variance File No. A099/06 To be heard in conjunction with these Consent applications.

The above noted application was heard by the Committee of Adjustment on: APRIL 6, 2006, in conjunction with Minor Variance application A099/06.

Moved by: _____

Seconded by: _____

THAT Application Nos. **B019/06 & B020/06- METROLAND PRINTING PUBLISHING AND DISTRIBUTING LTD.**, be **APPROVED**, in accordance with the sketch attached and subject to the following conditions:

NOTE: All conditions below must be fulfilled and clearance letters must be received by the Secretary-Treasurer before any cheques can be accepted and Certificate of Official can be issued.

1. Payment to the City of Vaughan of a Tree Fee if required, approved by Council as of the date of granting the consent. Payment is to be made by certified cheque, to the satisfaction of the Reserves/Capital Department and Parks Department;
2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Reserves/Capital Department; (contact Terri Liuni in the Reserves/Capital Department to have this condition cleared).

3. The applicant shall provide the City of Vaughan with an appraisal report, if required and valuation of the subject land (land only) to be prepared by an accredited appraiser, if required. Payment of a Parkland Levy to the City in lieu of deeding of land for park purposes shall be made if a new lot is being created, if required. Said levy is to be 2% of the appraised market value of the subject land as of the date of the Committee of Adjustment giving notice to the Application of the herein decision. Said levy shall be approved by the Manager of Real Estate. Payment shall be made by certified cheque only;
4. That the corresponding Minor Variance application File No. **A099/06 be approved;**
5. That Consent Applications **B007/06 and B008/06**, are subject to payment of the Regional development review fee for each application 1260392 Ontario Limited, shall foread a **certified cheque** in the amount of \$1000.00 payable to "The Regional Municipality of York", to the attention of Vick Bilkhu, Development Approvals Coordinator, if required, to the satisfaction of the York Region Transportation and Works Department;
6. Submission to the Secretary-Treasurer of **FOUR (4)** white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;
7. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter **and three (3) copies of a legal size (8.5" by 14") "Schedule Page", in a format satisfactory to the Secretary-Treasurer**, from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes **the "Schedule Page" will be an attachment to the Certificate**. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended;
8. A fee of **\$285.00** made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate/stamping of the deeds. It will be necessary to allow up to **three (3) working days** after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of **\$145.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30 am that day;**
9. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

IMPORTANT:

Pursuant to Section 53(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfil and comply with all of the (above-noted) conditions of Consent. Failing to comply with this requirement will result in the application to be deemed to be refused.

ALL CONDITIONS MUST BE FULFILLED.

Please contact each Agency and/or Department listed above whether "if required" appears in the condition or not.

PLEASE NOTE:

1. That the payment of the Regional Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.
2. That the payment of the City Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.
3. That the payment of the Education Development Charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment
4. That the payment of Special Area Development charge is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance, if required, to the satisfaction of the Reserves/Capital Department;

CARRIED.

CHAIR: _____

Signed by all members present who concur in this decision:

 M. Mauti,
 Chair,

 T. DeCicco
 Vice Chair,

 L. Fluxgold,
 Member,

 D. H. Kang
 Member,

 M. S. Panicali
 Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

 Dianne E.L. Grout, A.M.C.T.,
 Secretary-Treasurer
 Committee of Adjustment
 City of Vaughan

Additional information regarding the application for consent will be available to the public for inspection between 8:30 a.m. and 4:30 p.m. Monday to Friday at the City of Vaughan Clerk's Department, 2141 Major Mackenzie Drive, Vaughan, Ont., (Telephone (905) 832-2281, Ext. 8360, 8394 or 8332; Fax (905) 832-8535.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Only individuals, corporations and public bodies may appeal decisions or any condition in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the fee prescribed under the Ontario Municipal Board Act shall be filed with the Secretary-Treasurer of the Committee of Adjustment.

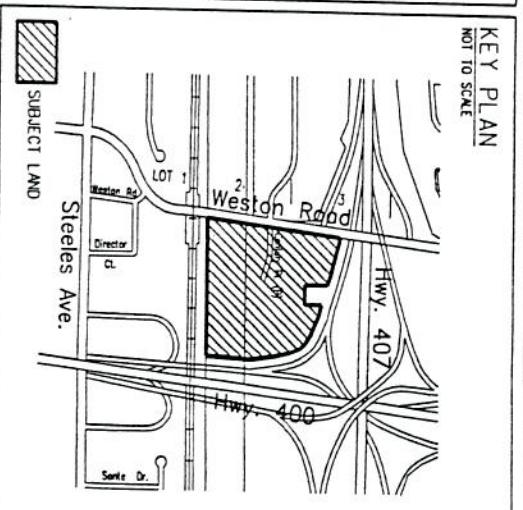
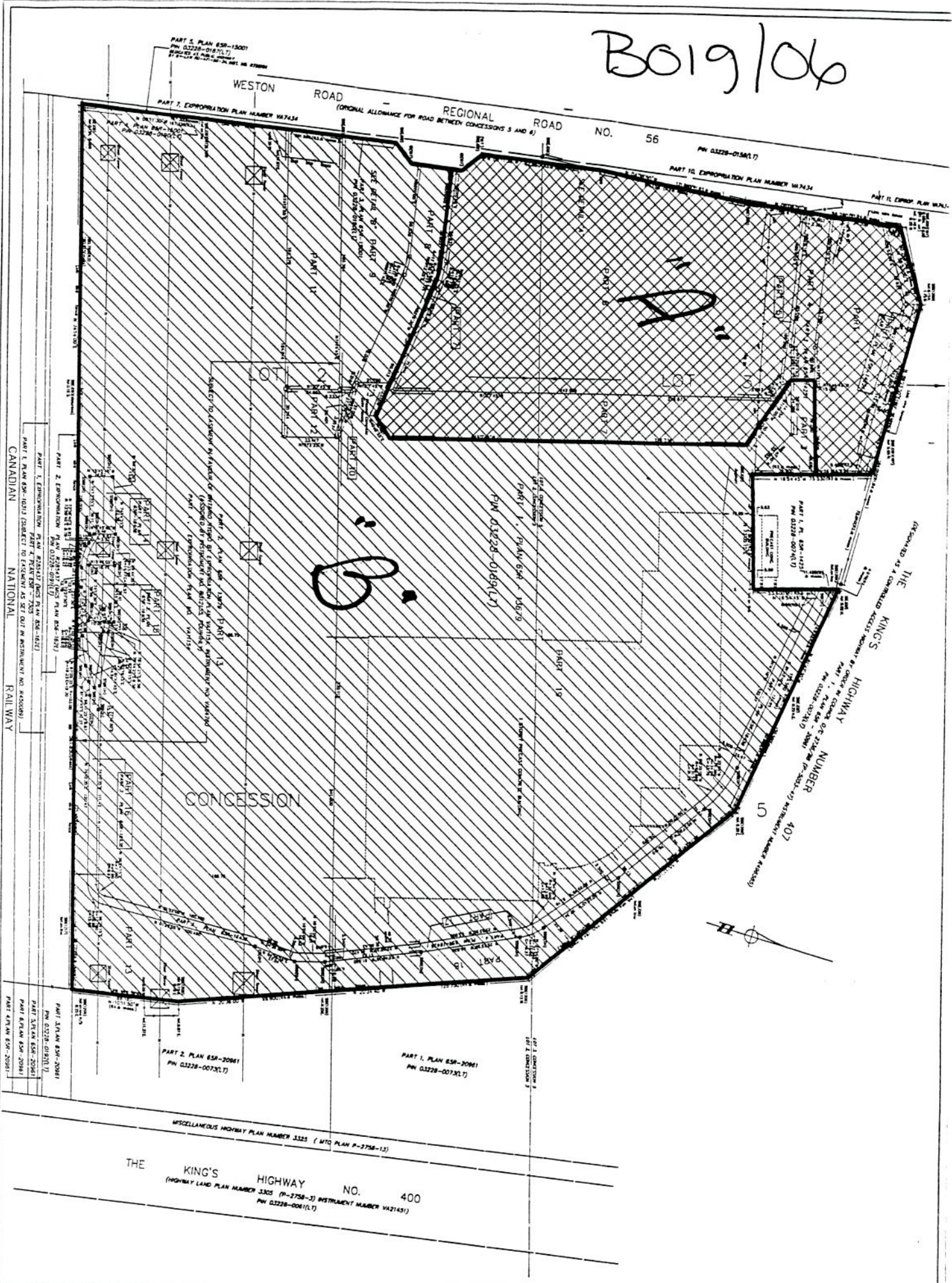
BE ADVISED THAT: A Certificate pursuant to Subsection 53 (21) of The Planning Act cannot be given until all conditions of consent have been fulfilled.

Date of this notice was sent: APRIL 14, 2006

The last date for appealing the decision is: MAY 4, 2006

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30 P.M. ON MAY 4, 2006.

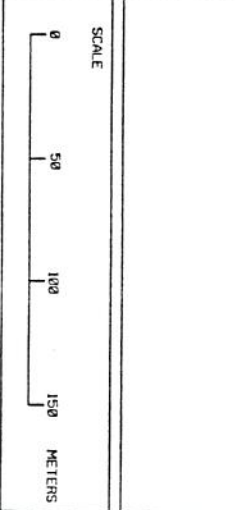
Bo19/06



PLAN OF SEVERANCE
 PART 1) PLAN OF SEVERANCE
 PART OF LOTS 2 AND 3, CONCESSION 5
 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)
 NOW IN THE
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY OF YORK

LEGEND

	TOTAL LAND HOLDING (23,8561 HA)
	AREA TO BE RETAINED (18,9455 HA)
	AREA TO BE SEVERED (4,9106 HA)



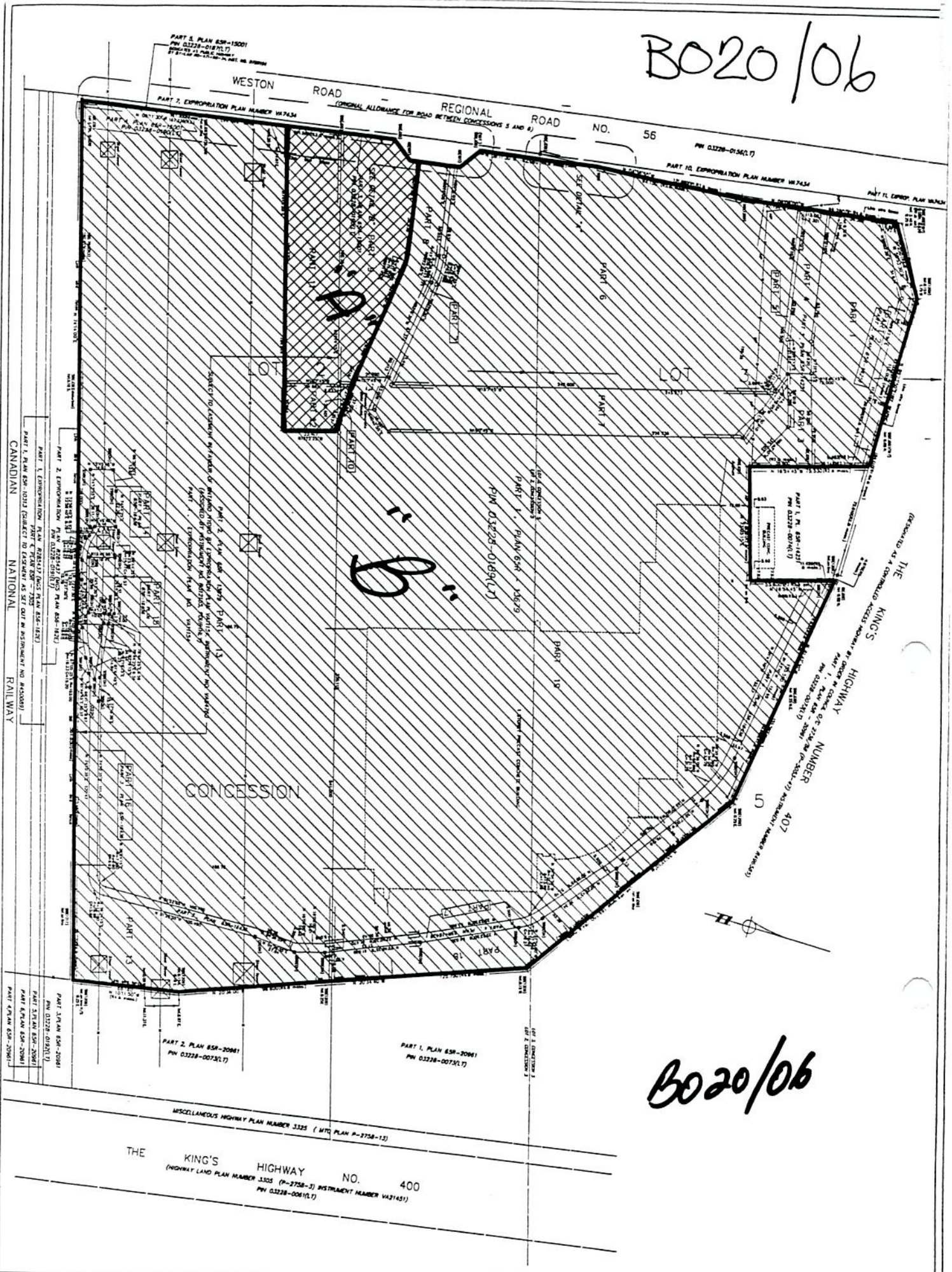
WESTON CONSULTING GROUP INC.
 201 Kennedy Avenue, Unit B3 Vaughan, Ontario, L4K 5K8
 Phone: (905) 738-0080 FAX: (905) 738-6637

File No: 3764
 Date Drawn: FEB 01/06
 Drawn By: SM
 Checked By: CBJB
 Scale: 1:3000
 CAD File: SEVERANCE 1.dgn




B020/06

B020/06


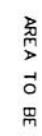



File No: 3764
 Date Drawn: FEB 01/06
 Drawn By: SM
 Checked By: CBUB
 Scale: 1:3000
 CAD File: SEVERANCE 2.dgn

WESTON CONSULTING GROUP INC.
 201 Midway Avenue, Unit 19, Vaughan, Ontario, L4K 5H8
 Phone: (905) 738-9080 Fax: (905) 738-6637



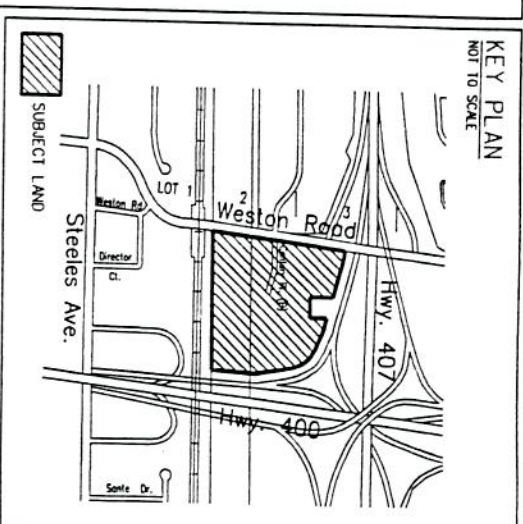
LEGEND

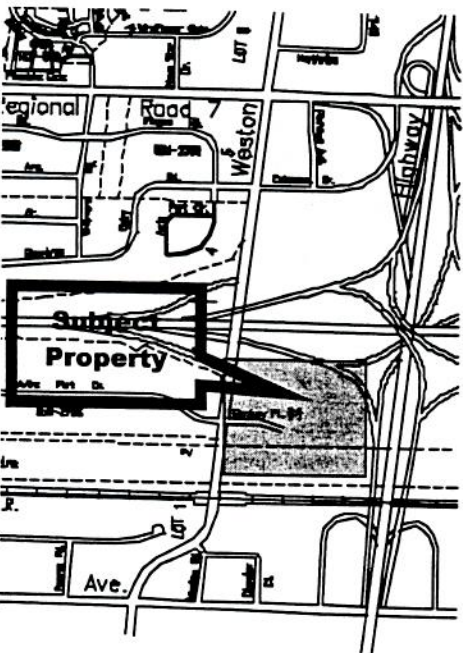
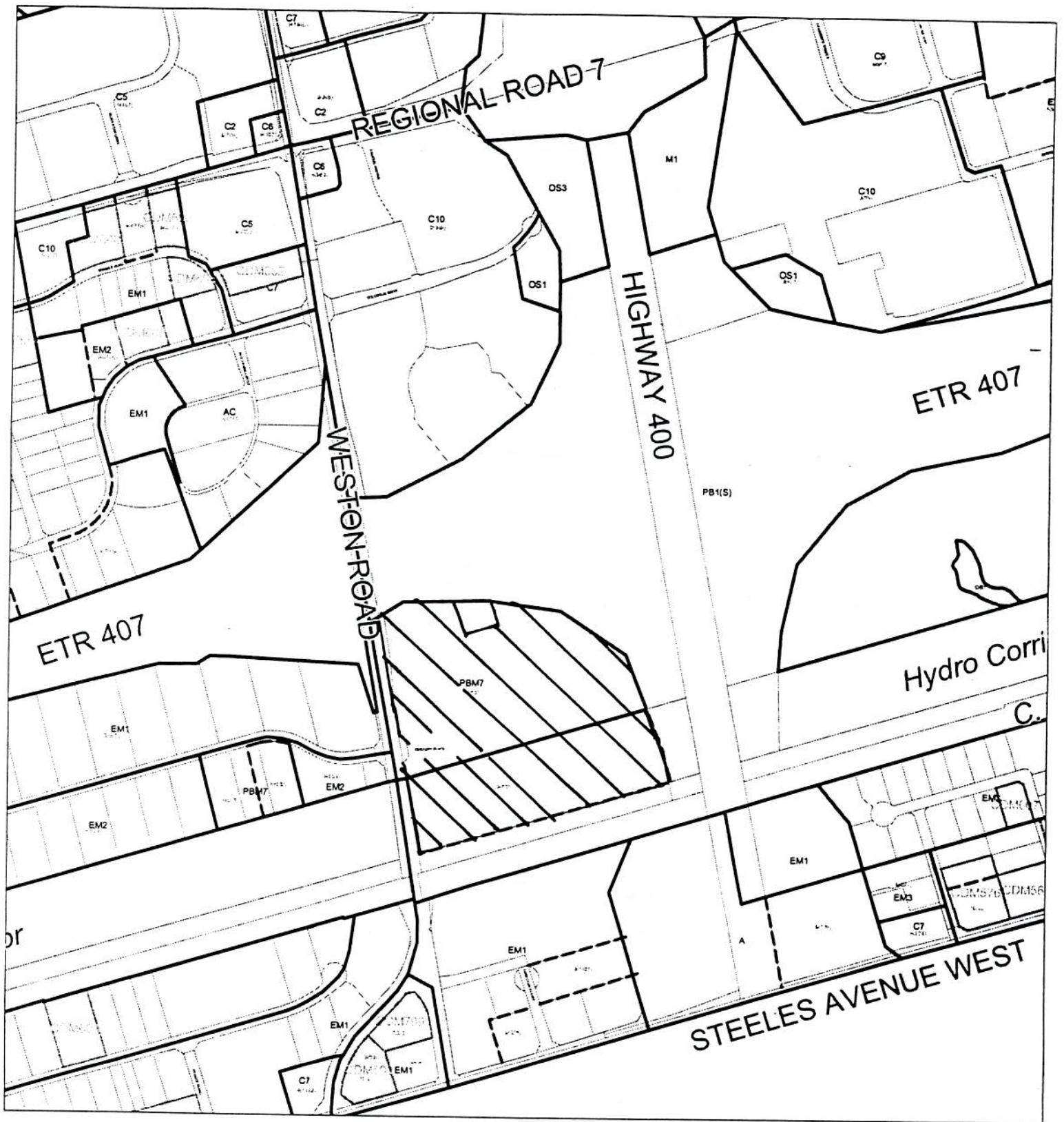
-  TOTAL LAND HOLDING (23,8561 HA)
-  AREA TO BE RETAINED (22,6140 HA)
-  AREA TO BE SEVERED (1,2421 HA)

SCALE
 0 50 100 150 METERS

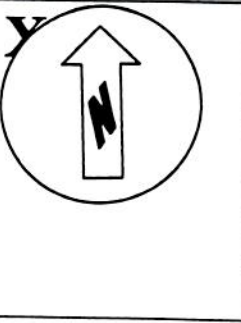
PLAN OF SEVERANCE

PART 1) PLAN OF PART OF LOTS 2 AND 3, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) NOW IN THE CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK





City of Vaughan COMMITTEE OF ADJUSTMENT
The City Above Toronto



**File Nos:
&
Applicant**

**B019/06, B020/06 &
A099/06
Metroland Printing, Publishing
and Distributing Ltd.**



Subject Area
 Municipally known as 1 Century Place
 (Woodbridge)

NOTICE OF DECISION

FILE NO: A099/06

IN THE MATTER OF Subsection 45 of the Planning Act.

IN THE MATTER OF an application by **METROLAND PRINTING, PUBLISHING AND DISTRIBUTING LTD.**, with respects to Part of Lots 2 and 3, Concession 5 (Municipally known as 1 Centruy Place, Woodbridge).

The subject lands are zoned PBM7, Parkway Belt Industrial and PB1(S), Parkway Belt Linear Facilities and subject to the provisions of Exception 9(691) under By-law 1-88 as amended.

The applicant is requesting a variance to facilitate the severance of the total lands (**Consent Applications B019/06 & B020/06 RETAINED LANDS** - creation of new lots for industrial purposes) and to permit the proposed future expansion of the existing industrial building located on the retained land, notwithstanding, the proposed changes to the existing By-Law & current By-Law requirements are as follows:

Proposal:	By-Law Requirements:
1. To permit a maximum lot coverage of 35%.	1. A maximum lot coverage of 25% is permitted.

A sketch is attached illustrating the request.

Other Planning Act Applications

The land which is the subject in this application was the subject of an application under the Planning Act for:

Consent Applications B019/06 & B020/06

To be heard in conjunction with this Minor Variance application

Moved by:

Seconded by:

THAT the Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

THAT Application No. **A099/06, METROLAND PRINTING, PUBLISHING AND DISTRIBUTING LTD.**, be **APPROVED** in accordance with the sketch attached and subject to the following conditions:

- That the corresponding Consent Application File Nos. **B019/06 & B020/06**, be approved;
- That if the conditions listed above is not fulfilled and the Building Permit, if required, is not applied for within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee. **(PLEASE NOTE THAT THIS TIME PERIOD CANNOT BE EXTENDED IN ANY WAY, FAILURE TO MEET THIS DEADLINE WILL RESULT IN REQUIRING A NEW APPLICATION AND FEE.)**

VERY IMPORTANT: IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND/OR AGENT TO OBTAIN AND PROVIDE A CLEARANCE LETTER FROM EACH AGENCY AND/OR DEPARTMENT LISTED IN THE CONDITIONS WHETHER "IF REQUIRED" APPEARS IN THE CONDITION OR NOT AND FORWARD THIS CLEARANCE LETTER TO THE SECRETARY-TREASURER AS SOON AS THE CONDITIONS ARE FULFILLED.

FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN A LETTER BEING FORWARDED BY THE SECRETARY-TREASURER INDICATING THIS FILE HAS LAPSED AND, THEREFORE, WILL NECESSITATE THAT A NEW APPLICATION BE SUBMITTED TO LEGALIZE THIS PROPERTY.

THIS MINOR VARIANCE DECISION IS NOT A BUILDING PERMIT AUTHORIZING CONSTRUCTION UNDER THE BUILDING CODE ACT, R.S.O. 1990, AS AMENDED. A BUILDING PERMIT MAY BE REQUIRED. PLEASE CONTACT THE BUILDING STANDARDS DEPARTMENT IN THE EVENT THAT YOU REQUIRE FURTHER CLARIFICATION.

CARRIED.

CHAIR: Mary Mauti

Signed by all members present who concur in this decision:

Mary Mauti

M. Mauti,
Chair,

~~T. DeCicco~~
~~Vice Chair,~~
ABSENT

[Signature]

L. Fluxgold,
Member,

[Signature]

D. H. Kang,
Member,

M. S. Panicali,
Member,

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment, and this decision was concurred in by a majority of the members who heard this application.

[Signature]

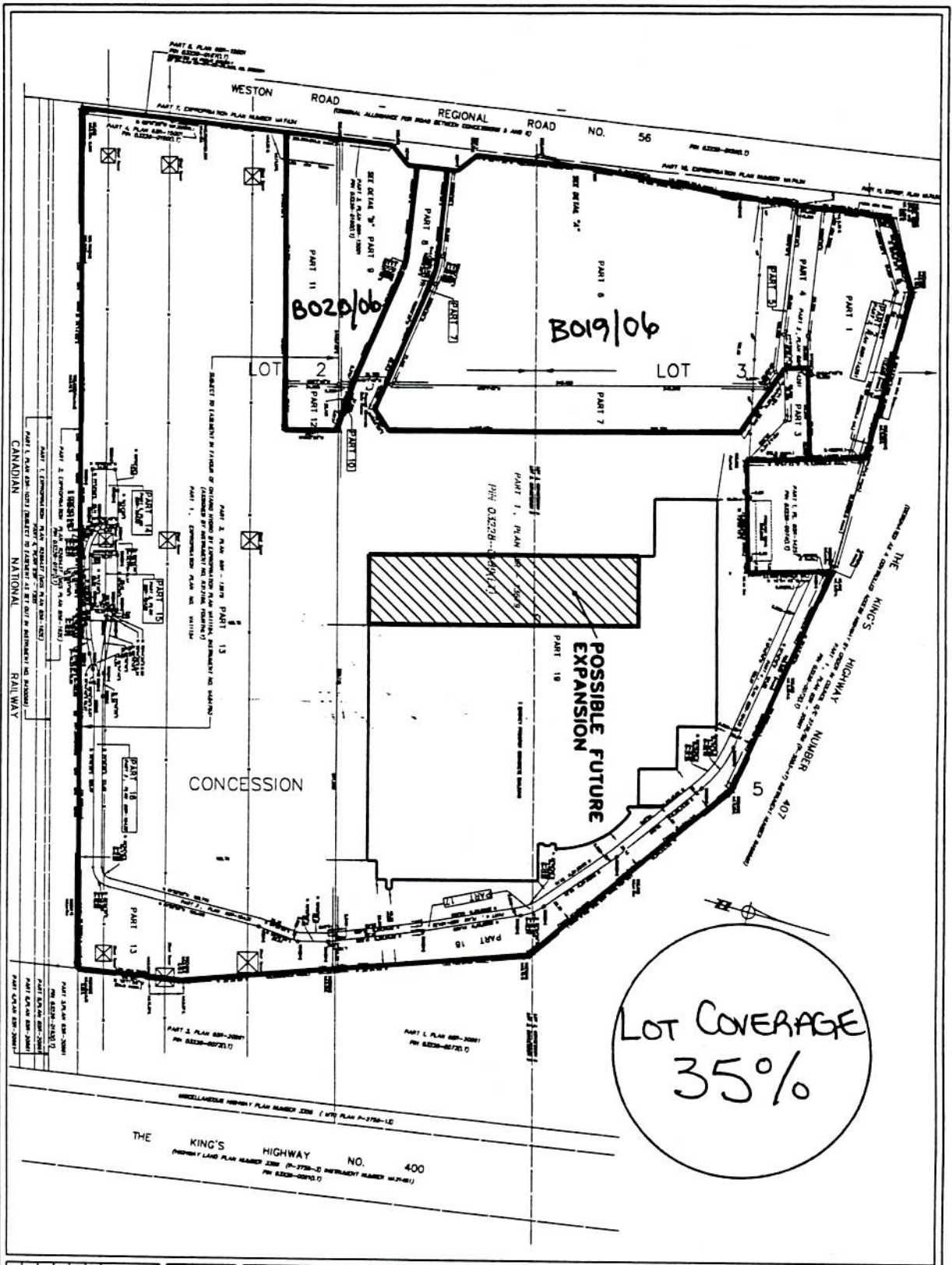
Dianne E. L. Grout, A.M.C.T.,
Manager of Development Services and
Secretary-Treasurer to Committee of
Adjustment
City of Vaughan

DATE OF HEARING: **APRIL 6, 2006**
LAST DATE OF APPEAL: **APRIL 26, 2006**

APPEALS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 4:30P.M . ON APRIL 26, 2006.
NOTE:The Planning Act provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for the purposes of the Act, groups wishing to appeal this decision should do so in the name of individual group members, and not in the name of the group.

**NOTE: IF ANY CONDITIONS ARE IMPOSED ON THIS APPLICATION,
THE FINAL DATE FOR FULFILLING THEM IS:
* * * APRIL 26, 2007 * * ***

A099/06



<p>KEY PLAN NOT TO SCALE</p> <p>WESTON ROAD HWY. 407 STEELERS AVE.</p> <p>SUBJECT LAND</p>	<p>MINOR VARIANCE CONCEPT PLAN</p> <p>PART 1) PLAN OF PART OF LOTS 2 AND 3, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK) NOW IN THE CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK</p>	<p>LEGEND</p> <p>TOTAL LAND HOLDING (23,8561 HA)</p> <p>POSSIBLE FUTURE EXPANSION</p>	<p>SCALE</p> <p>0 50 100 150 METERS</p>	<p>WESTON CONSULTING GROUP INC. 281 Midway Avenue, Unit 8, Vaughan, Ontario, L4H 5A8 Phone: (905) 738-8008 Fax: (905) 738-8437</p> <p>File No: 3764 Date Drawn: MAR 21/06 Drawn By: SM / SB Checked By: CB8 Scale: 1:1250 CAD: Minor Variance Concept.dgn</p>
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NOTICE OF DECISION
Consent Application B039/19
 Section 53 of the Planning Act, R.S.O. 1990, c.P.13
Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20

- Date of Hearing:** Thursday, February 27, 2020
- Applicant:** DFT Moose GP LLC
- Agent:** MHBC Planning
- Property:** **1 Century Place, Concord**
- Zoning:** The subject lands are zoned PBM7 9(691) and subject to the provisions of Exception 9(691) under By-law 1-88 as amended.
- OP Designation:** Vaughan Official Plan 2010 ('VOP 2010'): General Employment, Prestige Employment, Parkway Belt West Lands, and Infrastructure and Utilities
- Related Files:** None
- Purpose:** Consent is being requested to permit an easement over Parts 1, 2, 3 and 4 (on the draft Reference Plan submitted with the application) for access purposes (vehicular) in favour of the adjacent lands to the east, which contain an electrical substation owned by Alectra Utilities Corporation (dominant land).
- The proposed easement will grant vehicular access to the Alectra Utilities electrical substation located on the dominant land.
- Sketch:** A sketch illustrating the request has been attached to the decision.

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

THAT Application No. B039/19 on behalf of DFT Moose GP LLC be **APPROVED**, in accordance with the sketches attached and subject to the following conditions:

	Department/Agency	Condition
1	Committee of Adjustment Christine Vigneault 905-832-8585 x 8332 christine.vigneault@vaughan.ca	1. That the applicant's solicitor provides the secretary-treasurer with a copy of the prepared draft transfer document to confirm the legal description and PIN of the subject lands. Subject land applies only to the severed parcel, leased land, easement etc. as conditionally approved by the Committee of Adjustment. 2. That the applicant provides two (2) full size copies of the deposited plan of reference of the entire land which conforms substantially with the application as submitted. 3. Payment of the Certificate Fee as provided on the City of Vaughan's Committee of Adjustment Fee Schedule.
2	Development Engineering Jason Pham 905-832-8585 x 8716 Jason.pham@vaughan.ca	The owner/applicant shall arrange to prepare and register a reference plan at their expense for the consent of an easement of the subject lands and showing all existing and proposed easements to the satisfaction of DE. The owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

	Department/Agency	Condition
3	Development Finance Nelson Pereira 905-832-8585 x 8393 nelson.pereira@vaughan.ca	The owner shall pay all property taxes as levied. Payment is to be made by certified cheque, to the satisfaction of the City of Vaughan Financial Planning and Development Finance Department (contact Nelson Pereira to have this condition cleared).

WARNING:

Conditions must be fulfilled within one year from the date of the giving of the Notice of Decision, failing which this application shall be deemed to be refused. *Section 53(41), The Planning Act R.S.O., 1990*

For the following reasons:

1. The proposal conforms to Section 51(24) as required by Section 53(12) of the Planning Act.
2. The proposal conforms to the City of Vaughan Official Plan.
3. The proposal conforms to the Provincial Policy Statements as required by Section 3(1) of the Planning Act.

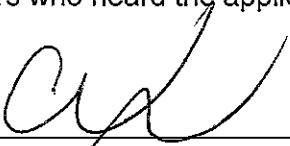
Written & oral submissions were received from the following:

Public Written Submissions * Public Correspondence received and considered by the Committee in making this decision	Public Oral Submissions *Please refer to the approved meeting minutes for submission details.
N/A	N/A

Late Written Public Submissions:

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS
PRESENT WHO CONCURRED IN THIS DECISION**

DATE OF HEARING:	Thursday, February 27, 2020
DATE OF ORIGINAL NOTICE:	March 6, 2020
DATE OF RE-ISSUED NOTICE PURSUANT TO O. REG 149/20: <i>Pursuant to Section 4 of O.Reg 149/20 notices of decision issued pursuant to subsections 53(17) and (24) of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed and the notices shall be given again (no later than 15 days after the lifting of the provincial statutory COVID-19 emergency Order).</i>	April 22, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal.	May 12, 2020 4:30 p.m.
LAST DAY FOR FULFILLING CONDITIONS:	April 22, 2021 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan Hill Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary-Treasurer Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
The Planning Act, R.S.O. 1990, as amended, Section 53

The applicant, the Minister or any other person or public body who has an interest in the matter may within **20 days after** the giving of notice appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
2141 Major Mackenzie Drive
Vaughan Ontario, L6A 1T1

If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$841.00 per application
*Please note that all fees are subject to change.

Important Information

Conditions of Approval: It is the applicant's responsibility to ensure that all conditions of approval have been fulfilled in accordance with the Committee's decision and the last day for fulfilling conditions (by 4:30 p.m.). Contact information has been provided for each respective department and agency to assist you with completing these conditions. Please note that some conditions may require two to three months to process.

No extension to the last day for fulfilling conditions is permissible and no further notice will be provided regarding the lapsing of your consent application.

Notice of Changes to the Provisional Consent: The Committee of Adjustment may change the conditions of a provisional consent at any time before the consent is given. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

Lapsing of the Consent: If the conditions of approval are not satisfied within the prescribed time period (as provided in Section 53(41) of the Planning Act), the consent is deemed refused for failure to fulfill the conditions and has lapsed.

Final Approval: Final approval of the application will be issued in the form of a Certificate (pursuant to Section 53(42) of the Planning Act) once **all** conditions of the provisional consent have been satisfied.

Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department;

For further information please contact the City of Vaughan, Committee of Adjustment

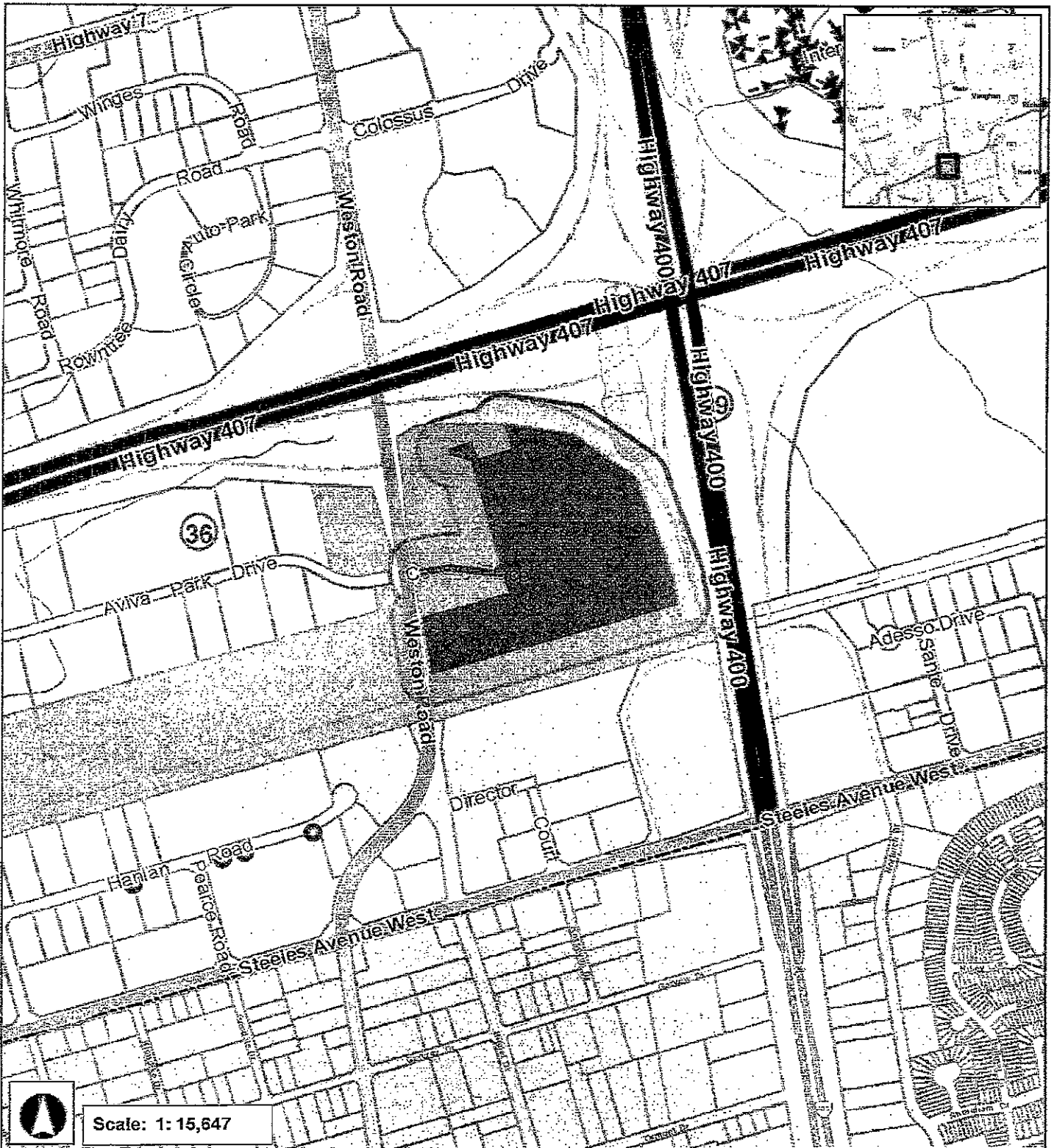
T 905 832 8585
CofA@vaughan.ca

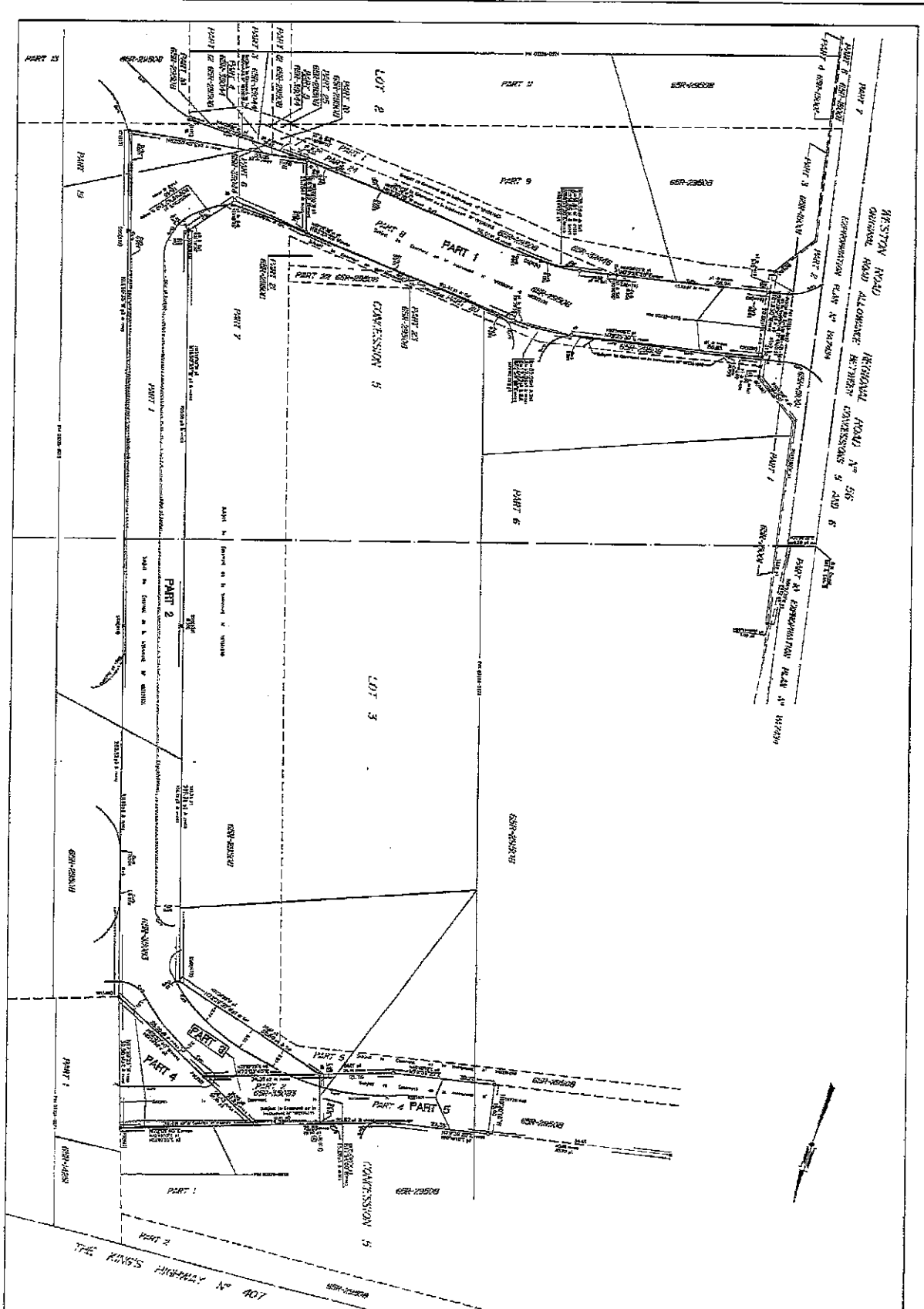


VAUGHAN

B039/19 - Notification Map

1 Century Place, Concord





SUBMISSION CHIEF
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE APPLICANT AND THAT I HAVE NOTED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND THAT I HAVE NO OBJECTION TO THE SAME.
 DATE: _____
 SIGNATURE: _____
 TITLE: _____

PLAN 65N-
 REGIONAL ROAD No. 516
 CONCESSIONS 5 AND 6
 PART OF LOTS 2 AND 3

PART	AREA (ACRES)	AREA (SQ. METERS)	AREA (SQ. FEET)
1	1.000	646,800	156,600
2	1.000	646,800	156,600
3	1.000	646,800	156,600
4	1.000	646,800	156,600
5	1.000	646,800	156,600
6	1.000	646,800	156,600
7	1.000	646,800	156,600
8	1.000	646,800	156,600
9	1.000	646,800	156,600
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16	1.000	646,800	156,600
17	1.000	646,800	156,600
18	1.000	646,800	156,600
19	1.000	646,800	156,600
20	1.000	646,800	156,600
21	1.000	646,800	156,600
22	1.000	646,800	156,600
23	1.000	646,800	156,600

PLAN OF SURVEY OF
PART OF LOTS 2 AND 3
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF VAUGHAN
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

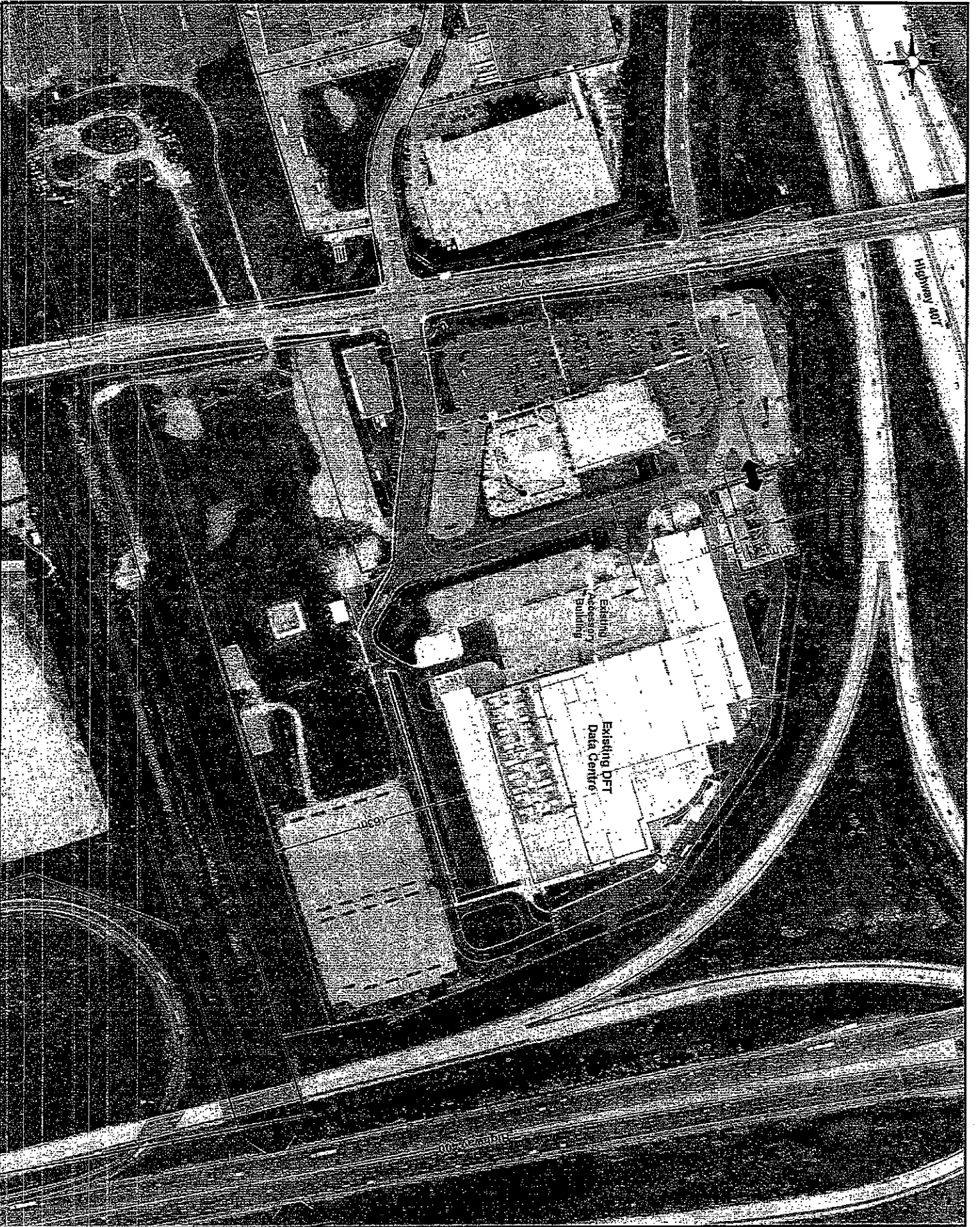
SCALE 1:1000

NOTES
 1. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE APPLICANT AND THAT I HAVE NOTED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND THAT I HAVE NO OBJECTION TO THE SAME.
 2. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE APPLICANT AND THAT I HAVE NOTED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND THAT I HAVE NO OBJECTION TO THE SAME.
 3. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE APPLICANT AND THAT I HAVE NOTED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND THAT I HAVE NO OBJECTION TO THE SAME.
 4. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO ME BY THE APPLICANT AND THAT I HAVE NOTED THE PLAN AND THE INFORMATION CONTAINED THEREIN AND THAT I HAVE NO OBJECTION TO THE SAME.
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LEGEND
 1. BOUNDARY OF LOT 2
 2. BOUNDARY OF LOT 3
 3. BOUNDARY OF LOT 4
 4. BOUNDARY OF CONCESSION 5
 5. BOUNDARY OF CONCESSION 6
 6. BOUNDARY OF WESTON ROAD
 7. BOUNDARY OF REGIONAL ROAD No. 516
 8. BOUNDARY OF THE KING'S HIGHWAY No. 407
 9. BOUNDARY OF PART 1
 10. BOUNDARY OF PART 2
 11. BOUNDARY OF PART 3
 12. BOUNDARY OF PART 4
 13. BOUNDARY OF PART 5
 14. BOUNDARY OF PART 6
 15. BOUNDARY OF PART 7
 16. BOUNDARY OF PART 8
 17. BOUNDARY OF PART 9
 18. BOUNDARY OF PART 10
 19. BOUNDARY OF PART 11
 20. BOUNDARY OF PART 12
 21. BOUNDARY OF PART 13
 22. BOUNDARY OF PART 14
 23. BOUNDARY OF PART 15
 24. BOUNDARY OF PART 16
 25. BOUNDARY OF PART 17
 26. BOUNDARY OF PART 18
 27. BOUNDARY OF PART 19
 28. BOUNDARY OF PART 20
 29. BOUNDARY OF PART 21
 30. BOUNDARY OF PART 22
 31. BOUNDARY OF PART 23

LYND & BURCHETT
 A DIVISION OF SURVEY, ENGINEERING AND ARCHITECTURE
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1B 2P1
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.LYNDANDBURCHETT.COM






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Site Plan

1 Century Place
 Part of Lots 2 and 3, Concession 5
 Geographic Township of Vaughan
 City of Vaughan
 Regional Municipality of York

Legend

-  Subject Property (Dominant Lands)
-  Servient Lands (1 Century Place)
-  Proposed Vehicular Easement
-  Existing Lot Profile
-  Existing Access

Date: January 2, 2020

Author: Google Earth Data/Architecture/Carroll Lane & 218

Client: Project 1554 - 1554 East Beaver Creek Road

Version: 1.00 - 1554 East Beaver Creek Road, Project 1554, 2019

Scale: 1:1000



PLANNING
 URBAN DESIGN
 & LANDSCAPE
MHBC ARCHITECTURE
 1100 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: 416-291-1111 FAX: 416-291-1112
 WWW.MHBCARCHITECTURE.COM